177.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,000 / 652,000
					USE VALUE:	652,000 / 652,000
					ASSESSED:	652,000 / 652,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANDE ANTHONY J/FLORENCE M
Owner 2:	TRS/PIEDMONT TRUST
Owner 3:	
Street 1:	63 PIEDMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRANDE ANTHONY J--ETAL -
Owner 2:	GRANDE FLORENCE M -
Street 1:	63 PIEDMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 2059 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	252,200	800	399,000	652,000
Total Card	0.115	252,200	800	399,000	652,000
Total Parcel	0.115	252,200	800	399,000	652,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.63 /Parcel: 316.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119838

GIS Ref

GIS Ref

Insp Date 08/31/18

!13910!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,200	800	5,000.	399,000	652,000		Year end	12/23/2021
2021	101	FV	243,500	800	5,000.	399,000	643,300		Year End Roll	12/10/2020
2020	101	FV	243,600	800	5,000.	399,000	643,400	643,400	Year End Roll	12/18/2019
2019	101	FV	210,600	800	5,000.	393,300	604,700	604,700	Year End Roll	1/3/2019
2018	101	FV	210,600	800	5,000.	302,100	513,500	513,500	Year End Roll	12/20/2017
2017	101	FV	210,600	800	5,000.	285,000	496,400	496,400	Year End Roll	1/3/2017
2016	101	FV	210,600	800	5,000.	262,200	473,600	473,600	Year End	1/4/2016
2015	101	FV	197,500	800	5,000.	245,100	443,400	443,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:57:25

LAST REV

Date	Time
10/02/18	12:09:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13910

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANDE ANTHONY	49765-574		7/12/2007	Family	1	No	No		
	9121-531		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	119838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
10/16/2008	Meas/Inspect	345	PATRIOT
10/16/2008	Meas/Inspect	345	PATRIOT
11/5/2000	Hearing N/C	189	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	147.603
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342678
Depreciation:	90467
Depreciated Total:	252211

COMMENTS

OF=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

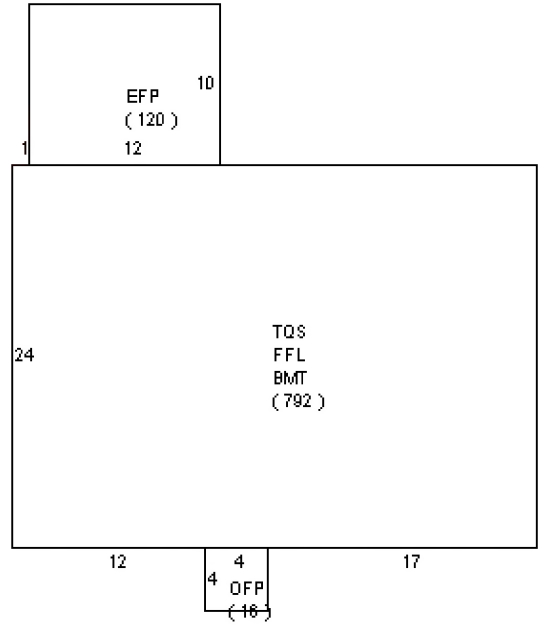
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.60
Special Features:	0	Val/Su Net:	108.99
Final Total:	252200	Val/Su SzAd	181.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	68.750	54,447
FFL	First Floor	792	147.600	116,902
TQS	3/4 Story	594	147.600	87,676
EFP	Enclos Porch	120	49.610	5,953
OFP	Open Porch	16	43.730	700

Net Sketched Area:	2,314	Total:	265,678
Size Ad	1386	Gross Area	2512	FinArea	2059
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X26	G	AV	1960	4.31	T	40.8	101			800			800
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800